

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Robert Howard  
DOCKET NO.: 03-29389.001-R-1  
PARCEL NO.: 14-32-400-064  
TOWNSHIP: North

The parties of record before the Property Tax Appeal Board (hereinafter PTAB) are Robert Howard, the appellant, by attorney Stephanie Park in Chicago and the Cook County Board of Review.

The subject property consists of 2,600 square foot parcel of land containing a 115-year old, two-story, masonry, single-family dwelling. The improvement contains 1,684 square feet of living area and one baths. The appellant, via counsel, argued that the fair market value of the subject is not accurately reflected in its assessed value as the bases for this appeal.

In support of this argument, the appellant submitted summary appraisal report for the subject property. The appraiser reviewed the sales of six properties located within the subject's neighborhood to arrive at market value under the sales comparison approach to value of \$450,000 as of January 1, 2003.

The board of review submitted "Board of Review-Notes on Appeal" wherein the subject's total assessment was \$63,218. The subject's assessment reflects a market value of \$395,113 using the level of assessment of 16% for Class 2 property as contained in the Cook County Real Property Assessment Classification Ordinance. The board also submitted copies of the property characteristic printouts for the subject as well as four suggested comparables located within six blocks of the subject. The board's properties

(Continued on Next Page)

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction in the assessment of the property as established by the Cook County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$16,736  
IMPR.: \$28,849  
TOTAL: \$45,585

Subject only to the State multiplier as applicable.

PTAB/0526JBV

contain a two-story, masonry, single-family dwelling with two baths and a full, unfinished basement. One property contains two fireplaces. The improvements range: in age from 115 to 117; in size from 1,636 to 2,054 square feet of living area; and in improvement assessments from \$30.22 to \$33.23 per square foot of living area. As a result of its analysis, the board requested confirmation of the subject's assessment.

After considering the evidence and reviewing the record, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal.

When overvaluation is claimed the appellant has the burden of proving the value of the property by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3<sup>rd</sup> Dist. 2002); Winnebago County Board of Review v. Property Tax Appeal Board, 313 Ill.App.3d 179 (2<sup>nd</sup> Dist. 2000). Proof of market value may consist of an appraisal, a recent arm's length sale of the subject property, recent sales of comparable properties, or recent construction costs of the subject property. 86 Ill.Admin.Code 1910.65(c).

In determining the fair market value of the subject property, the PTAB finds the best evidence to be the appellant's appraisal. The appellant's appraiser utilized the sales comparison approach to value in determining the subject's market value. Therefore, the PTAB finds that the subject property contained a market value of \$450,000 for the 2003 assessment year. Since the market value of the subject has been established, the 2003 median level of assessment for Cook County Class 2 property of 10.13% will apply. In applying this level of assessment to the subject, the total assessed value for both parcels is \$45,585, while the subject's current total assessed value is above this amount at \$63,218. Therefore, the PTAB finds that a reduction is warranted.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



Chairman



Member



Member



Member

Member

DISSENTING: \_\_\_\_\_

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: April 1, 2008



Clerk of the Property Tax Appeal Board

**IMPORTANT NOTICE**

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the

session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.